

APPROVED: 9/18/14

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
AUGUST 21, 2014**

A regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, August 21, 2014, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Terry Holt, Deputy Chairman
Cathy Kelly
Chris Dyroff
John Hunter

M. Justin Rider, Attorney, (Rider, Weiner & Frankel, P. C.)
Leslie J. Dotson, Town Planner (Garling Associates)

ALSO PRESENT: Jim Ramus, Chairman of the Village Planning Board, Konstantinos G. Fatsis, Esq., and Dave Tonneson.

The Regular Meeting was called to order at 7:00 P. M. by the Chairman with the Pledge to the Flag. It was noted that all members are present, and there is a quorum.

The Chairman reported that from 6:00 P. M. – 7:00 P. M., this Board held interviews with two prospective engineering firms which will be explained at this meeting. A third firm will be interviewed at 8:30 P. M.

A motion was made to approve the July 17, 2014 Minutes, adding appropriate times for entering into Executive Session and the Adjournment of the meeting.

Motion: Dr. Kelly Seconded: Mr. Hunter Approved

COMMUNICATIONS

- **A letter from J. Robert Folchetti & Associates, L.L.C. dated, August 5, 2014 resigning as this Board's Engineering Consultant. This resulted in the inability to fully review pending projects at this meeting.**

VOUCHERS – August 2014

Rider Weiner, & Frankel, P.C.

General Planning	\$408.40
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Garling Associates

General Planning	\$147.00
Fort Fitness	105.00

Recording Secretary

Fran DeWitt

\$ 84.80

The Chairman will submit these vouchers to the Comptroller.

OLD BUSINESS

Hudson Highlands Restoration LTD, Amended Site Plan

Mr. Dave Tonneson introduced Mr. Fatsis as his legal counsel. He discussed the following items for this project:

- Changing the access driveway required changing the water quality basins.
- Landscape plan had to be changed.
- There will be 3 lanes for the entryway.
- Exiting the area will take place on Cherry Street.
- Received an email dated July 23, 2014 from DOT on the project stating the proposal is conceptually acceptable, but noting TPB approval and completion of the SEQRA process must be finalized and submitted.
- Signage will indicate fire lane and a one-way designation.
- Decrease in parking spaces.

The Chairman stated that an engineering review is necessary and that he hopes to have a firm in place after this meeting.

Ms. Dotson's Comments included:

- Concern that Cherry Street connection is 20 feet wide and fire department access.
- Parked cars on the street.
- Signage at the entrance/no parking.
- NPNSFZ – clarification as to what these letters mean.
- Engineering review.
- Stone walls should be secured.
- Two tax map parcels should be consolidated.
- SEQRA process.
- Parking area to the right should have adequately secured blocks.
- Storm water.
- Landscaping plan.
- Lighting in parking area - 30 inch concrete.

Mr. Rider's Comments included:

- Sanitation collection area.
- Consolidation of the lots.
- Access area – clearly mark State Right-of-Way on plans.
- DOT – SEQRA Review done in 2008 – Negative Declaration completed.
- The Board will re-submit 2008 SEQRA Review information.
- Plans to be sent to the Department of Planning.

A motion was made that the Board does not believe that the changes in this Amended Site Plan require re-opening of the SEQRA Process.

Motion: Dr. Kelly

Seconded: Mr. Hunter

Approved

Sanitation Service/Location

Mr. Fatsis asked for clarification on the sanitation area. A discussion about the amount of space that is available for the sanitation department to complete their work was held. It was noted that the vehicle would have to back up to maneuver in the area. Mr. Tonneson noted that the Town uses the smaller vehicle for this purpose.

Mr. Fatsis noted that this one-way access will also help the Corbin Hill development. This project will benefit both.

Board Member Hunter stated that the Applicant has been responsive and certainly has addressed the Board's initial concerns, leaving the engineer to further review the project.

A discussion on the Consolidation Plan for the Town Planning Board and the Village Planning Board was held. Mr. Jim Ramus, Chairman of the Village Planning Board was part of the discussion.

- The Chairman reported that he had attended a Village Planning Board meeting where the topic of Consolidation of the two Boards was held.
- David Church would be available to help with consolidating the two Codes.
- Motivation for consolidation.
- Money, whether it would cost more or less with consolidation.
- Breakdown of the A Fund.
- What would be the percentage paid by Village and by Fort Montgomery?
- Number of meetings
- Costs for Consultants
- Costs for Secretary
- Modernization of the Codes, including uses, parking

With regard to communications with the Town Board, the Chairman plans to discuss with Town Officials that a more timely notification process be used to notify this Board of applicable topics that are being discussed at the Town meetings.

At 8:15 P. M., motion was made to Recess the Meeting.

Motion: Mr. Hunter

Seconded: Mr. Dyroff

Approved

At 8:30 P. M., a motion was made to enter into Executive Session, in reference to a consultant.

Motion: Dr. Kelly

Seconded: Mr. Hunter

Approved

At 9:09 P. M., a motion was made to end the Executive Session.

Motion: Mr. Holt Seconded: Mr. Hunter Approved

The Board reviewed the discussions on the interviews with the Engineering firms.

A motion was made to appoint McGoey, Hauser and Edsall, Consulting Engineers, D.P.C., as the Engineering Consultants for the Town Planning Board, as of August 21, 1014.

**Motion: Mr. Holt Seconded: Mr. Hunter Approved -
Unanimously**

At 9:12 P. M., a motion was made to adjourn the meeting.

Motion: Mr. Holt Seconded: Mr. Dyroff Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, September 18, 2014**